



202412170031

12/17/2024 10:42 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

Document Title: Satisfaction of Judgment

Reference Number: Skagit County Auditor File Nos. 202203240008 and 202307100057

Grantor(s)/Judgment Debtor: Shields, Edwin B.

Grantee(s)/Judgment Creditor: Happy Face Farms, Inc., a Washington corporation.

Grantee/Judgment Creditor, Happy Face Farms, Inc., hereby acknowledges full satisfaction of a monetary judgment (Skagit County Superior Court Cause No. 22-2-00239-29) owed by Grantor/Judgment Debtor Edwin B. Shields that was attached to the following parcels of real property (through Skagit County Auditor's File No. 202307100057) situated in Skagit County, Washington:

Abbreviated Legal Descriptions: Full legal descriptions on pages 2-3.

1. **P41550:** THAT PORTION OF THE NE1/4 OF THE NW1/4 OF SEC 17, TWP 35, RNG 6, THAT LIES NORTH OF THE SOUTH LINE OF THE PUGET SOUND & BAKER RIVER RAILWAY RIGHT OF WAY; EXCEPT RIGHT OF WAY FOR THE COUNTY ROAD KNOW AS THE 'MAC PREVEDELL ROAD'
2. **P41333:** TAX 65BBB BEG AT A STAKE AT THE PT OF INTERS OF THE S BDRY LINE OF THE P.S. & B.R. RLY WITH THE W LINE OF THE MAX PREVEDAL RD, SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., TH S 23 DEG E 315' TH S 67 DEG W A DIST OF APPROX 838' TO TRUE POB SD TRUE POB BEING A DIST OF 422' FROM ESTABLISHED LINE BETW. THE GRNTRS & FRED DAVES TH COM AT SD TRUE POB RUNNING S 67 DEG W A DIST OF 422' M/L TO THE ESTABLISH LINE BETEW. THE GRNTRS & SD FRED DAVES TH N 23 DEG W TO THE S BDRY LINE OF SD RLY R/W TH IN E'LY DIR ALG S LINE OF SD RLY R/W A DIST OF 422' TH S 23 DEG E TO POB LESS HWY

3. **P41547:** (TITLE ELIMINATION) INCLUDING MANUFACTURED HOME 1993 SKYLINE 56X28 SERIAL NUMBER 32910881FAB WEST 462 FEET OF THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., LYING NORTHERLY OF THE NORTH LINE OF THE RIGHT-OF-WAY OF THE PUGET SOUND AND BAKER RIVER RAILWAY AS CONVEYED BY INSTRUMENT RECORDED MAY 16, 1907 IN VOLUME 62 OF DEEDS, PAGE 369, RECORDS OF SKAGIT COUNTY EXCEPT COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 17 THENCE SOUTH 02-03-18 WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 293.65 FEET TO THE NORTH RIGHT OF WAY LINE OF THE PUGET SOUND AND BAKER RIVER RAILWAY CONVEYED BY INSTRUMENT RECORDED MAY 16, 1907 IN VOLUME 62 OF DEEDS, PAGE 369, RECORDS OF SKAGIT COUNTY, AS SHOWN ON SURVEY FILED IN VOLUME 20 OF SURVEYS AT PAGE 73 UNDER AUDITOR'S FILE NUMBER 9802270078 RECORDS OF SKAGIT COUNTY, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 56-26-13 EAST A DISTANCE OF 43.95 FEET THENCE NORTH 76-17-16 EAST A DISTANCE OF 29.35 FEET THENCE NORTH 88-25-28 EAST A DISTANCE OF 59.87 FEET THENCE SOUTH 03-52-33 EAST A DISTANCE OF 15.35 FEET TO THE NORTH LINE OF SAID PUGET SOUND AND BAKER RIVER RAILWAY THENCE WESTERLY ALONG THE NORTH LINE OF SAID RAILWAY A DISTANCE OF 127.32 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Assessor Parcel Number / Xref ID Number(s):

1. P41550 / 350617-2-001-0009
2. P41333 / 350617-0-016-0006
3. P41547 / 350617-1-004-0008

COMPLETE LEGAL DESCRIPTIONS

1. **P41550:**
PARCEL "A":

That portion of the Northeast ¼ of the Northwest ¼ of Section 17, Township 35 North, Range 6 East, W.M., that lies North of the Puget Sound and Baker Railway right-of-way, EXCEPT right-of-way for the County Road known as "Max Prevedell Road".

Situate in the Town of Lyman, County of Skagit, State of Washington.

PARCEL "B":

The abandoned Puget Sound and Baker River Railroad right-of-way across the Northeast ¼ of the Northwest ¼ of Section 17, Township 35 North, Range 6 East, W.M.

Situate in the Town of Lyman, County of Skagit, State of Washington.

2. **P41333:**

A tract of land in Section 17, Township 35 North, Range 6, E.W.M., Skagit County, Washington, described as follows:

Beginning at a stake at the point of intersection of the South boundary line of the Puget Sound and Baker River Railway right-of-way with the West boundary line of the Max Prevedell Road in said Section 17; thence South 23 degrees East, a distance of 315 feet; thence South 67 degrees West a distance of approximately 838 feet to the true point of beginning, said true point of beginning, being distant 422 feet from the established line between the grantors and Fred Davis; thence commencing at said true point of beginning, running South 67 degrees West a distance of 422 feet to the established line between the grantors and the said Fred Davis; thence North 23 degrees West to the South boundary line of said Railway right-of-way; thence in an Easterly direction along the South boundary line of said Railway right-of-way a distance of 422 feet; thence South 23 degrees East to the point of beginning.

EXCEPT that portion thereof conveyed to the Washington State highway department for highway purposes by Burlin Daves and Myrtle Daves, his wife, by deed dated December 5, 1957, recorded in the office of the Auditor of Skagit County, Washington on January 6, 1958, under Auditor's File No. 560331.

Situate in the County of Skagit, State of Washington.

3. **P41547**

(Title elimination) including manufactured home 1993 skyline 56x28 serial number 32910881fab West 462 feet of that portion of the Northwest 1/4 of the Northeast 1/4, Section 17, Township 35 north, Range 6 East, W.M., lying Northerly of the North line of the right-of-way of the Puget Sound and Baker River Railway as conveyed by instrument recorded May 16, 1907 in Volume 62 of deeds, page 369, records of Skagit County except commencing at the Northwest corner of the Northeast 1/4 of Section 17 thence South 02-03-18 West along the West line of said Northeast 1/4 a distance of 293.65 feet to the North right-of-way line of the Puget Sound and Baker River Railway conveyed by instrument recorded May 16, 1907 in Volume 62 of deeds, page 369, records of Skagit County, as shown on survey filed in Volume 20 of surveys at page 73 under Auditor's File number 9802270078 records of Skagit County, and the point of beginning of this description; thence North 56-26-13 East a distance of 43.95 feet thence North 76-17-16 East a distance of 29.35 feet thence North 88-25-28 East a distance of 59.87 feet thence South 03-52-33 East a distance of 15.35 feet to the North line of said Puget Sound and Baker River Railway thence Westerly along the North line of said railway a distance of 127.32 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2024 JUL 23 PH 1:39

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR SKAGIT COUNTY

EDWIN B. SHIELDS, an unmarried
person,

Plaintiff,

v.

HAPPY FACE FARMS, INC., a
Washington corporation,

Defendant.

NO. 22-2-00239-29

SATISFACTION OF JUDGMENT

(Clerk's Action Required)

The Clerk is instructed to enter a Full Satisfaction of Judgment.

Happy Face Farms, Inc., the Defendant in this action obtained a money judgment from Plaintiff Edwin B. Shields on July 7, 2023. Defendant acknowledges full satisfaction of its \$7,649.30 monetary judgment in this matter against Plaintiff Edwin B. Shields entered on that date.

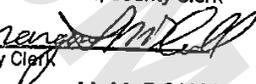
Dated this 26th day of June, 2024.


John P. Livingston, WSBA # 32297
Attorney for Defendant

I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 7/12/24



MELISSA BEATON, County Clerk

By: 
Deputy Clerk

M. McDONALD

SATISFACTION OF JUDGMENT - 1

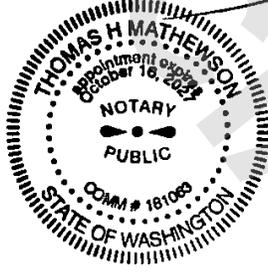
John P. Livingston, Attorney at Law
119 N. Commercial Street, Suite 1345
Bellingham, Washington 98225
Tel: (360) 306-8658

1 STATE OF WASHINGTON)
2) ss.
3 COUNTY OF Whatcom)
4)

5 On this day personally appeared before me, John P. Livingston, to me known to
6 be the individual described in and who executed the within and foregoing
7 instrument, and acknowledged that he signed the same as his free and voluntary
8 act and deed, for the uses and purposes therein mentioned. Given under my
9 hand and official seal this 26th day of JUNE, 2024.

10
11 Thomas H. Mathewson
12 _____
13 (signature)

14 Notary Public in and for the State of Washington,
15 residing at: 1400 1st
16 My commission expires: 10-16-24



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36

SATISFACTION OF JUDGMENT - 2

John P. Livingston, Attorney at Law
119 N. Commercial Street, Suite 1345
Bellingham, Washington 98225
Tel:(360)306-8658